THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150108347 DEEDWARR
Recvd: 12/23/15 09:04 2 pgs
Fees:13.00 Taxes:1106.30
20151223-0129035

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Bharat Komatireddy and Gowthami Thota 403 Lazy Creek Lane Nashville, TN 37211	Fearon Financial, LLC dba Smarter Mortgages 9482 Wedgewood Blvd. Ste 200 Powell, OH 43065	161-13-0B-403.00CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Shannon Longjohn and Vanessa R. Longjohn**, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Bharat Komatireddy and wife, Geethika Ralla and Gowthami Thota and husband, Dileep Kumar Gonti**, hereinafter called the Grantee, their sucessors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County Tennessee, being Unit 403 on the plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shannon Longjohn by deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership of record in Instrument No. 20070319-0032657, filed on 03-19-07, and Further conveyed to Shannon Longjohn and Vanessa R. Longjohn, as tenants by the entirety, by QutiClaim Deed, from Shannon Longjohn, of record in instrument # 20101101-0086986, Register's Office for Davidson County, Tennessee, dated October 25, 2010 and recorded November 1, 2010.

This is improved property known as **403 Lazy Creek Lane, Nashville, Tennessee 37211**.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands, **this** 17 **day of December, 2015**:

Shannon Longjohn

Vanessa R. Longjohn

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shannon Longjohn and Vanessa R. Longjohn** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **they** executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 17 day of **December, 2015**:

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF **Williamson**

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $**299,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 17 DAY OF **December, 2015**:

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON